



36 Rushton Road, Morrinsville

## Low Maintenance, High Appeal

Set towards the end of a quiet cul-de-sac, with a reserve and small play area nearby, this home offers an easy kind of living that's practical and relaxed.

Built in the 90s and updated in recent years, it's been kept in great shape. The kitchen and bathroom have both been modernised, so the big jobs are done, and the overall feel is tidy, light, and easy to live in. The layout is simple and functional. Open plan living, three bedrooms, separate toilet and laundry. Everything in its place, nothing overdone. Outside is where it really opens up. A covered wraparound deck gives you a great little extension off the living space, catching the sun and creating a spot you'll actually use. The section is well-kept and easy care, with a concrete driveway and a double garage adding to the practicality. Zoned for David Street School and positioned in a location that continues to hold strong appeal.

Currently tenanted on a fixed term until September 2026, it's a ready-made rental with income from day one, or something to secure now and step into later.

Clean, tidy, and already taken care of, a smart move whichever way you look at it.

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**FOR SALE**  
\$695,000

**VIEW**  
By Appointment

**AGENTS**  
Jasie Good  
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**AGENCY**  
LJ Hooker Morrinsville  
(07) 889 8015  
Central Waikato Realty Limited

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

## MORE DETAILS

Property ID G0TGEW  
Property Type House  
House Size 88 m<sup>2</sup>  
Land Area 756 m<sup>2</sup>  
Licensed Real Estate Agents (REAA2008)

**Jasie Good 027 757 0918**

Residential Sales | [jasie@ljhmo.co.nz](mailto:jasie@ljhmo.co.nz)

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